



Assessment Overview

Property Tax Task Force

January 5, 2024

Brenda Dones (Weld County Assessor)
Keith Erffmeyer (Denver County Assessor)



“... an assessor is charged with the administration of justice. Fixing values which determine the amount of the taxpayers’ contribution to the support of government is a delicate business, and one that demands most careful discrimination and the keenest appreciation of the rights of individuals.”

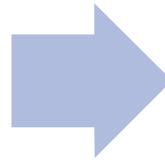
First Annual Report of the Colorado Tax Commission
to the Governor, Treasurer, and Legislature
December 14, 1912

Real Property Values are established every two years – predictable and transparent

Base Period

7/1/2020– 6/30/2022

- Notice of Value to taxpayers
5/1/2023
- Certification to tax authorities
12/10/2023*



Base Period

7/1/2022– 6/30/2024

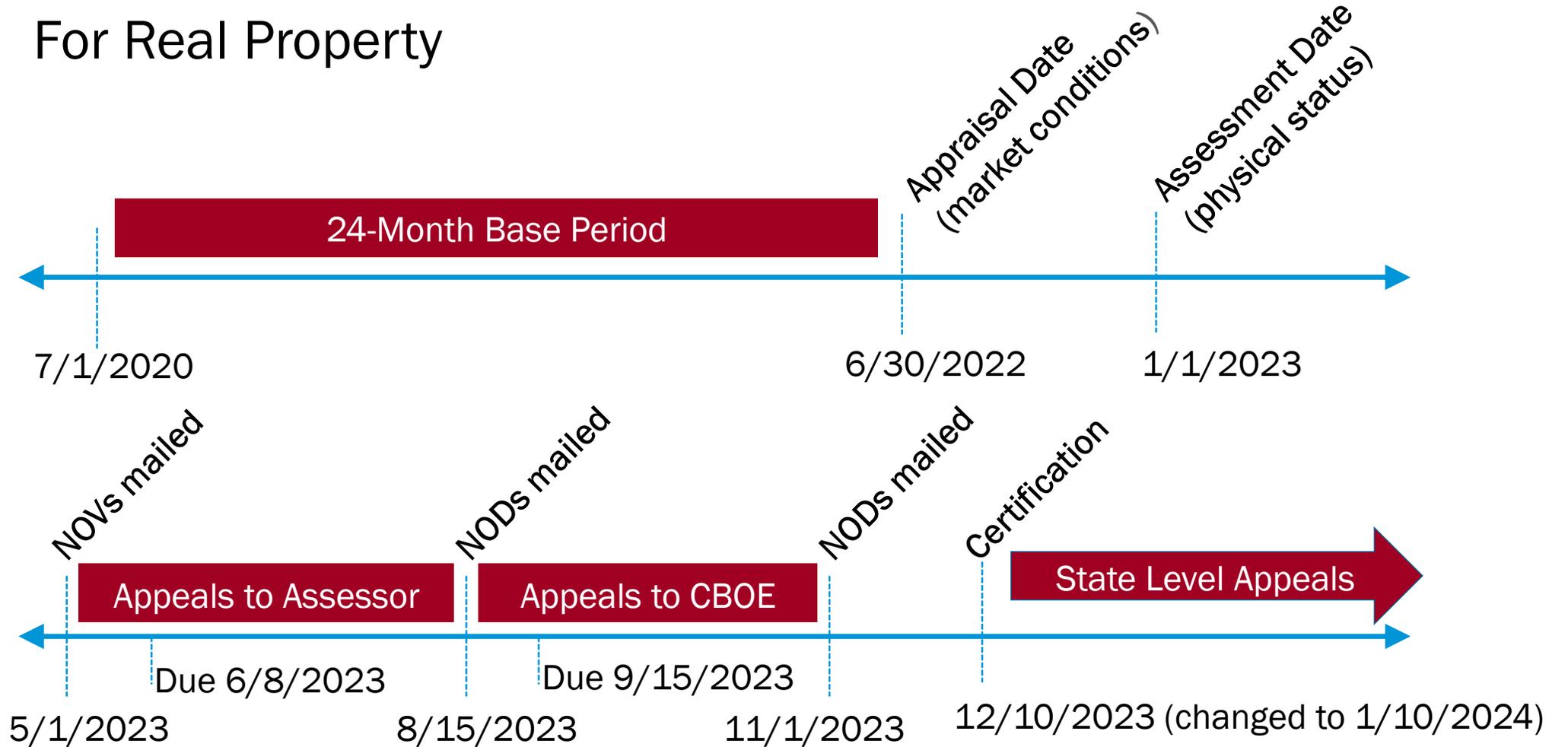
- Notice of Value to taxpayers
5/1/2025
- Certification to tax authorities
12/10/2025

*2023 certification date temporarily moved to 1/3/2024



2023 Assessment Cycle

For Real Property





Actual and Assessed Values

Actual Value

The market value as of a given date (June 30th of the even year) for most property types.

The taxpayer receives this value on the Notice of Value.

Assessed Value

The result of the actual value multiplied by the assessment rate. The taxing authority receives this value on the Certification form.

Assessment Rates

The percentage of the property that is taxed.

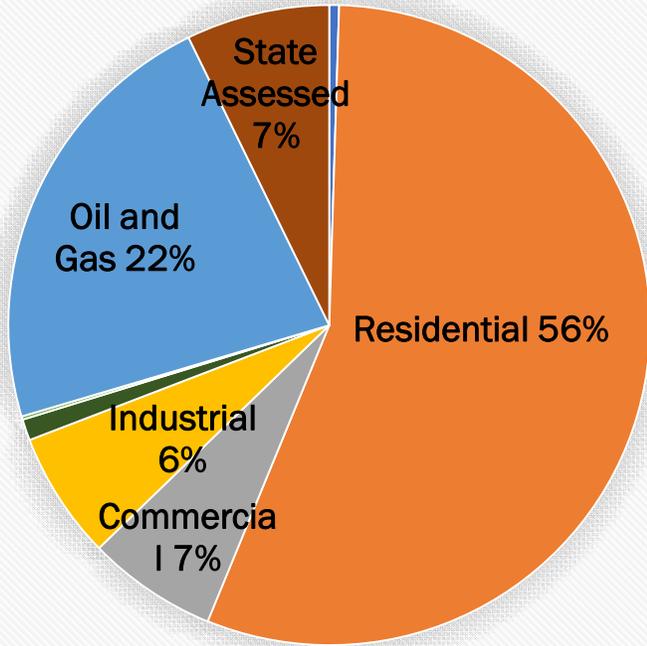
2022 Rates (not all rates are included)

Residential	Commercial	Agricultural	Oil and Gas
6.95%	29%	26.4%	87.5%

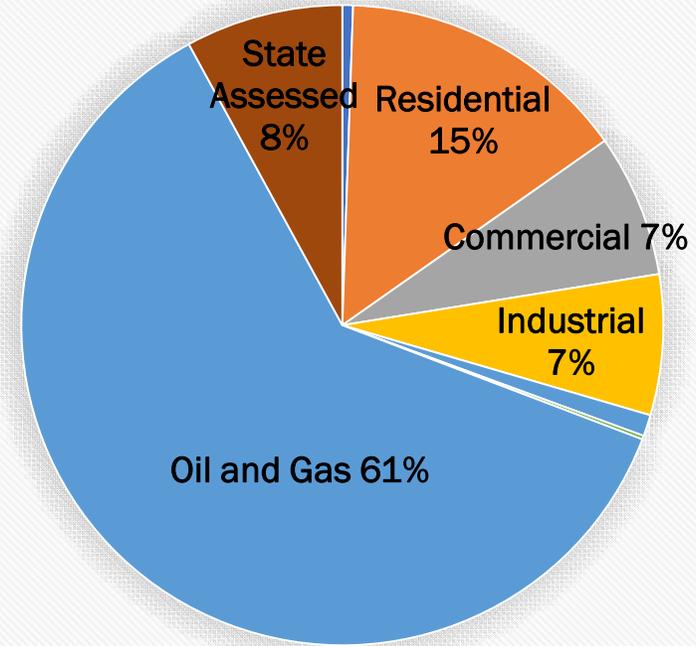
$$\text{Actual Value} \times \text{Assessment Rate} = \text{Assessed Value}$$

Assessment Rate Impact (Weld)

2022 Actual Value Percentages



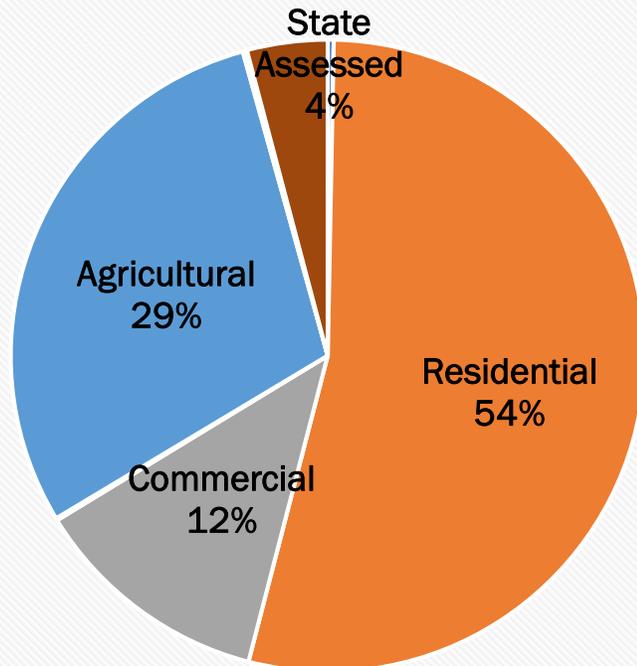
2022 Assessed Value Percentages



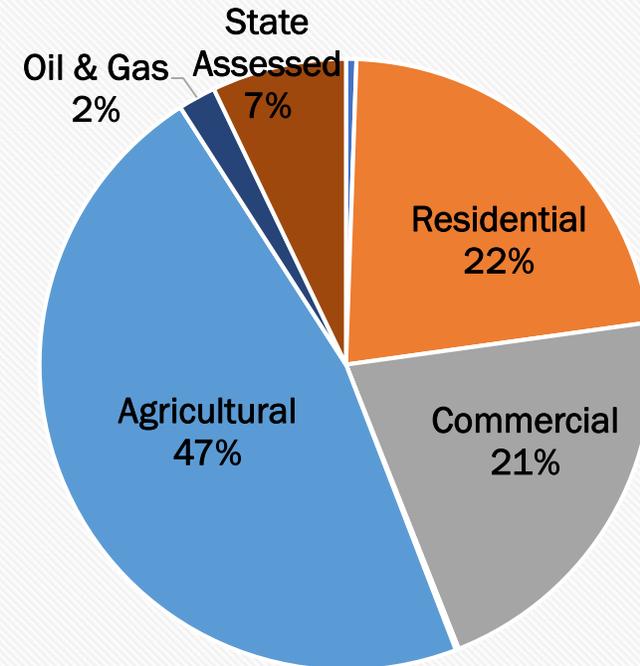
2022 Assessment Rates	Residential	Commercial	Agricultural	Oil and Gas
	6.95%	29%	26.4%	87.5%

Assessment Rate Impact (Phillips)

2022 Actual Value Percentages



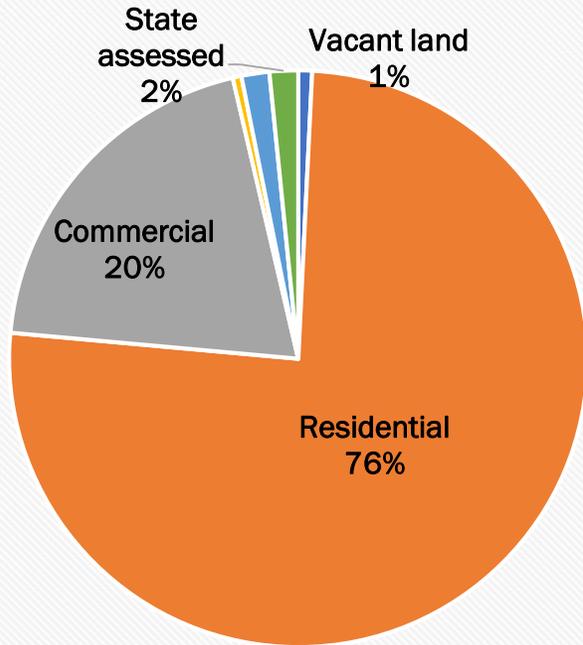
2022 Assessed Value Percentages



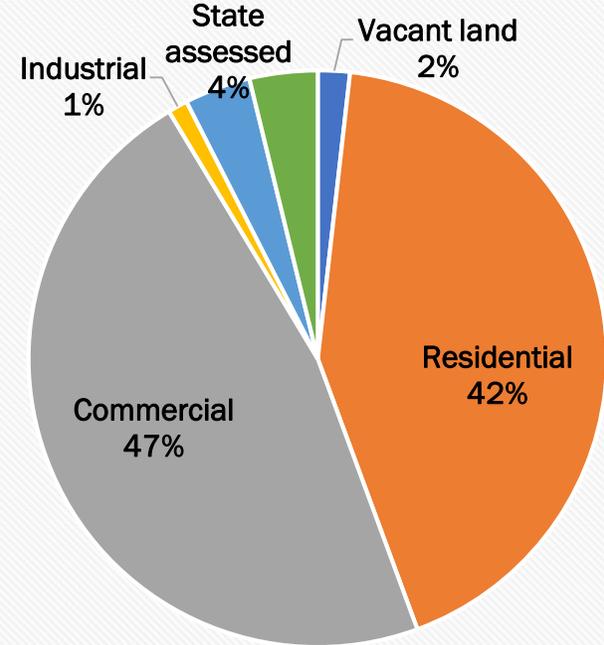
2022 Assessment Rates	Residential	Commercial	Agricultural	Oil and Gas
	6.95%	29%	26.4%	87.5%

Assessment Rate Impact (Denver)

2022 Actual Value Percentages



2022 Assessed Value Percentages



2022 Assessment Rates	Residential	Commercial	Agricultural	Oil and Gas
	6.95%	29%	26.4%	87.5%



Total Taxable Assessed Value (Weld)

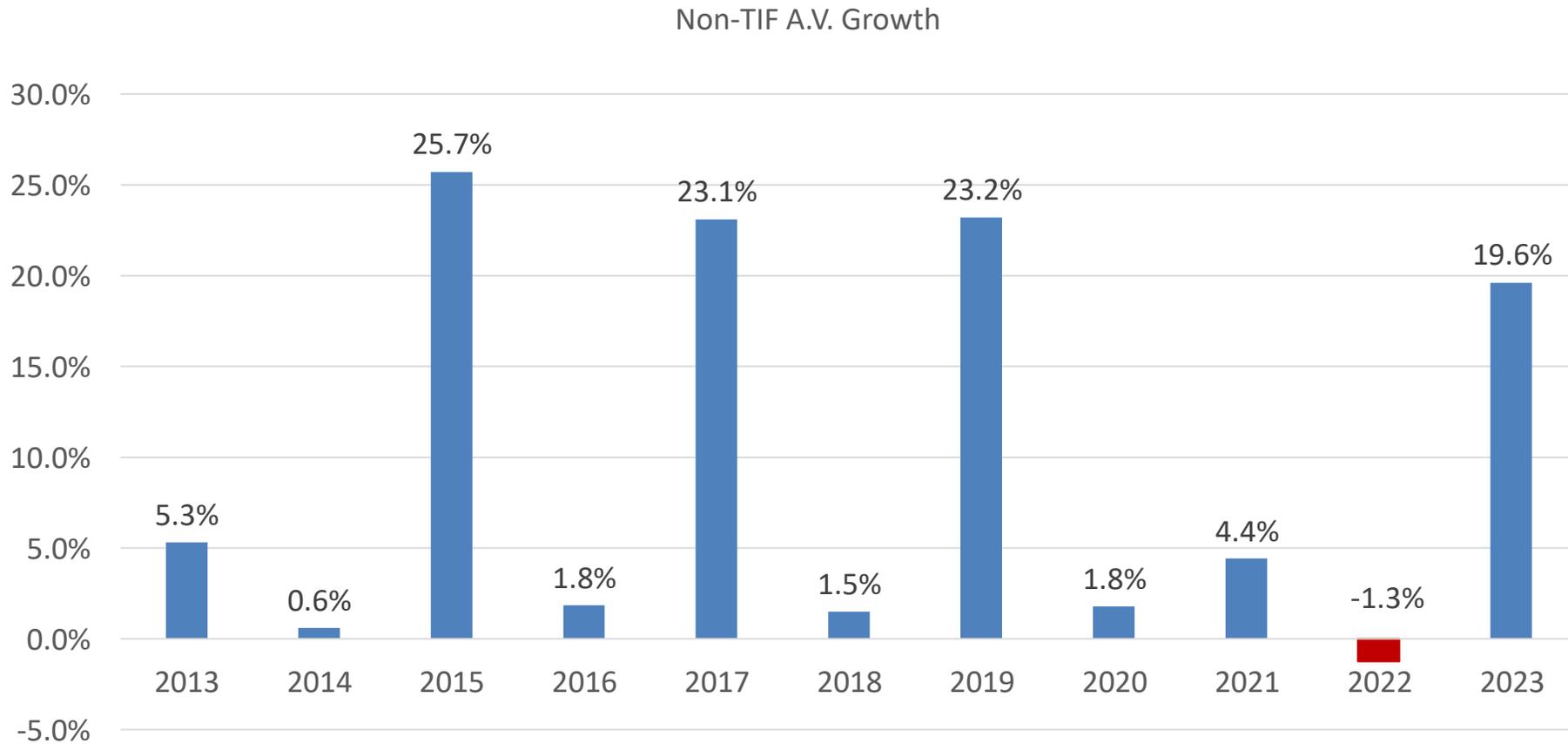
Values fluctuate for a variety of reasons



Weld County assessed value trend in billions

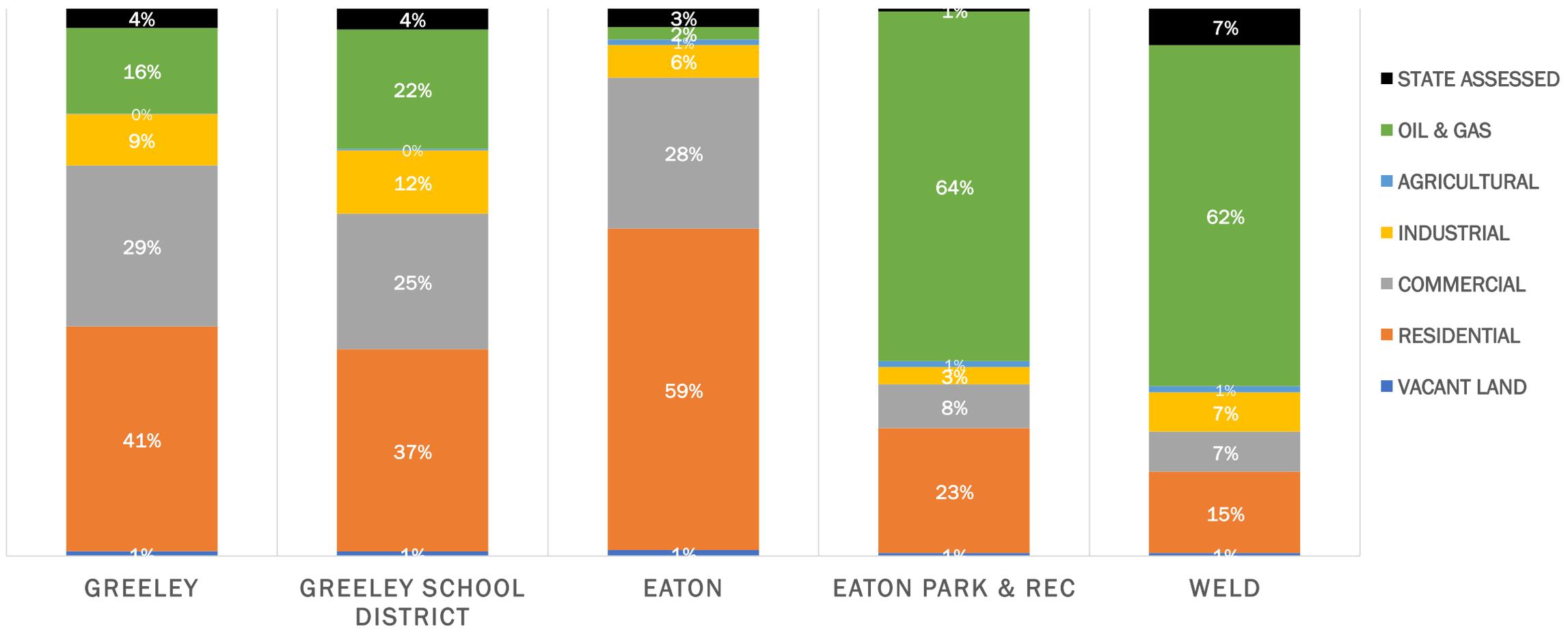


Assessed Valuation Changes (Denver)





Assessed Value Variation by District



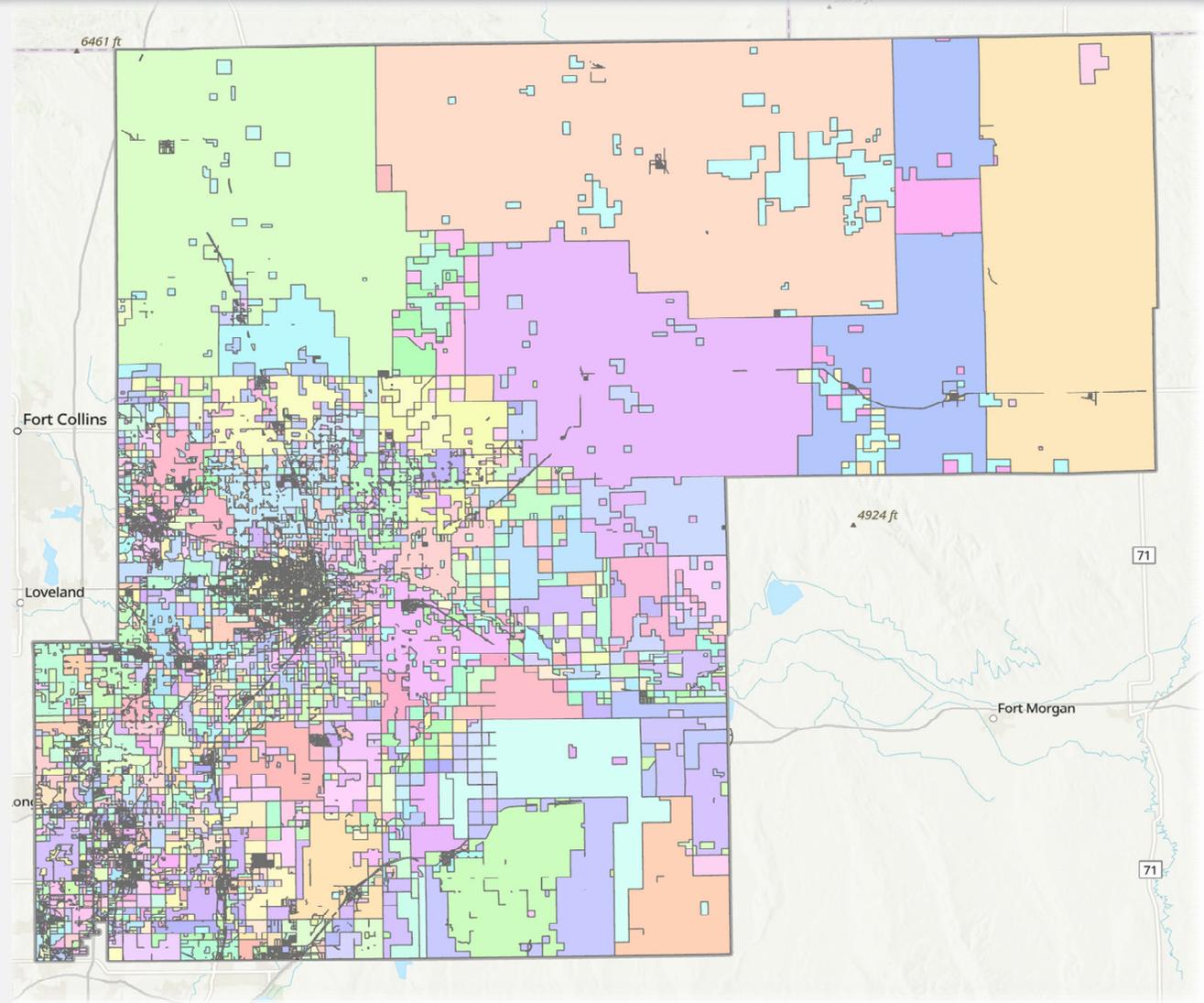


Mill Levies Established by Local Taxing Authorities

Assessor Tax Districts – Weld County

585 unique tax authorities
resulting in
over 4,000 tax district combinations

Note: Many colors repeated due to software limitations





Colorado Local Taxing Authorities

Number of Colorado Local Governments by Type

Code	Entity Type	Statutory	Number	Code	Entity Type	Statutory	Number
7	Park & Recreation Districts	32-1-103	72	36	Moffat Tunnel Authority	32-8-101	1
8	Fire Protection Districts	32-1-103	309	65	Pueblo Depot Activity Development Authority	29-23-104	1
16	Library Districts	24-90-103	60	71	Local Marketing Districts	29-25-101	6
15	Cemetery Districts	30-20-601	81	94	Intergovernmental Cooperatives (contractual association)	29-1-203	2
41	Airport Authorities	41-3-101	4	20	Conservation Districts (Soil)	35-70-101	74
14	Metropolitan Sewage Disposal Districts	32-4-501	2	13	County Recreation Districts	30-20-701	8
51	Conservation Districts (River Water)	37-46-101 to 37-50-142	4	29	Special Improvement Districts (Municipal, incl. Storm Sewer)	31-25-501	33
55	Public Highway Authorities	43-4-501	3	99	School Districts	22-30-103 & Constitution Art.IX, Sec. 15	205
64	Regional Transportation Authorities	43-4-601	7	28	General Improvement Districts (Municipal)	31-25-601	63
76	Fountain Creek Watershed, Flood Control, and Greenway District	32-11.5-201	1	44	Grand Valley Drainage District	37-31-104	1
25	Drainage Districts	37-20-101	17	63	Denver Metropolitan Major League Baseball Stadium District	32-14-104	1
3	Territorial Charter Municipalities	Territorial Charter & Constitution Art. XIV, Sec.13	1	70	City & County Of Broomfield	Constitution Art. XX, Sec. 10-13	1
72	Special Taxing Districts of Home Rule Municipality	Home Rule Charter (not from CRS, incl. 31-25-501, 31-25-601)	11	39	Urban Drainage & Flood Control District	32-11-101	2
61	City & County Of Denver	30-11-101 & Constitution Art. XX, Sec. 4	2	48	Housing Authorities (Municipal)	29-4-204	85
34	Power Authorities	29-1-204	2	45	Ambulance Districts	32-1-103	11
65	Boards of Cooperative (Educational) Services (BOCES)	22-5-104	20	32	County Housing Authorities	29-4-502	29
80	Special Improvement Districts (Title 32 Special District)	32-1-1101.7	1	18	Water Conservancy Districts	37-45-101	57
85	Front Range Passenger Rail District	32-22-101	1	30	Local Improvement Districts (County)	30-20-601	49
24	Law Enforcement Authorities	30-11-401	7	47	Intergovernmental Authorities (separate legal entity)	29-1-201 to 204	69
6	Metropolitan Districts	32-1-103	2,468	35	Water Authorities	29-1-204.2	30
52	Denver Metropolitan Scientific & Cultural Facilities District	32-13-104	1	43	Conservancy Districts (Flood Control)	37-1-101 to 37-5-101	4
68	Denver Health And Hospital Authority	25-29-103	1	33	County Disposal Districts	30-20-201	1
37	Regional Transportation District	32-9-101	1	56	Cherry Creek Basin Water Quality Authority	25-8.5-101	1
49	Recreation Facility Districts	29-7-101	2				
78	Federal Mineral Lease Districts	30-20-1304	5				
5	Statutory Towns	31-1-203	159				
1	Counties	30-1-101	62				
12	Water & Sanitation Districts	32-1-103	165				
10	Sanitation Districts	32-1-103	70				
57	Business Improvement Districts	31-25-1201	78				
60	Emergency Telephone Service (911 Authorities)	29-11-101	32				
9	Health Service Districts (Hospital)	32-1-103 or Title 32, Article 19	41				
26	Downtown Development Authorities	31-25-601	21				
58	Regional Service Authorities	32-7-101 & Constitution Art. XIV, Sec. 17	1				
19	County Pest Control Districts	35-5-101	15				
11	Water Districts	32-1-103	81				
4	Statutory Cities	31-1-203	11				
22	Irrigation Districts (Irrigation Drainage)	37-41-101 to 37-44-149	16				
23	Local District College	23-71-101	4				
17	Ground Water Management Districts	37-90-118	15				
59	Special Taxing Districts of Home Rule County	30-35-901 & Home Rule Charter	1				
67	Metropolitan Football Stadium District	32-15-104	1				
69	Multijurisdictional Housing Authorities	29-1-204.5	9				
62	University Of Colorado Hospital Authority	23-21-503	1				
79	Subdistrict of Special District	Title 32, Article 1, Section 1101(1)(f)	30				
77	Colorado New Energy Improvement District	32-20-104	1				
2	Home Rule Municipalities	31-1-202 & Constitution Art. XX	101				
31	Public Improvement Districts (County)	30-20-501	102				
27	Urban Renewal Authorities	31-25-101	119				

Total Local Governments
4,953

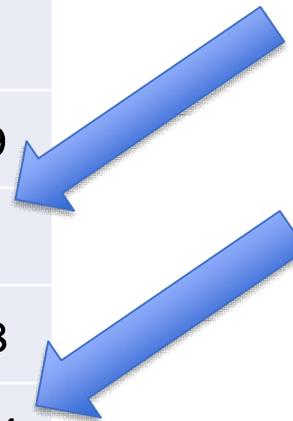
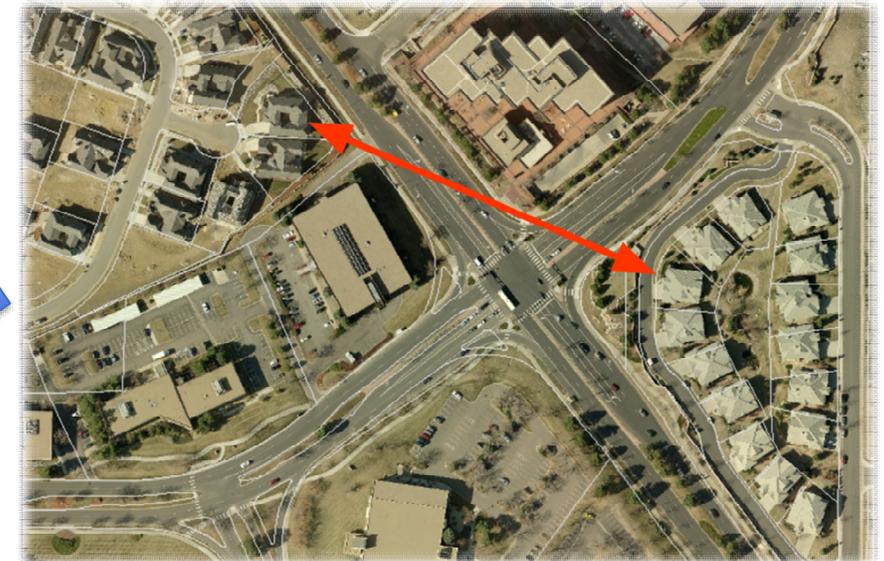
Including

- 62 Counties
- 205 School Districts
- 262 Cities/Towns
- 309 Fire Districts
- 2,468 Metro Districts
- 1,647 Other

Source: 2022 Fifty-Second Annual Report to the Governor and General Assembly

Total Mill Levy can vary by Property

	Property 1	Property 2
AIMS JUNIOR COLLEGE	6.307	6.307
CLEARVIEW LIBRARY	3.553	3.553
GREELEY CITY	11.274	11.274
NORTHERN COLORADO WATER (NCW)	1	1
SCHOOL DIST RE4-WINDSOR	50.879	50.879
TRI-POINT RESIDENTIAL METRO		49.92
WELD COUNTY	15.038	15.038
--TOTAL LEVY--	88.051	137.971





Tax Calculation

Actual Value X Assessment Rate = Assessed Value X Mill Levy = Taxes Due

Impact of Different Levy

\$500,000	x	6.7%	=	\$33,500	x	.137971	=	\$4,622	Residential
\$500,000	x	6.7%	=	\$33,500	x	.088051	=	<u>\$2,949</u>	Residential
								\$1,673	Difference

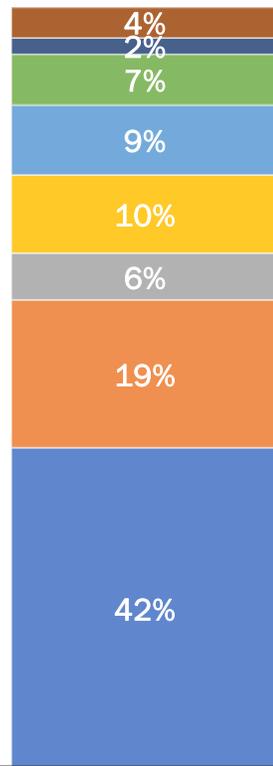
Impact of Different Value

\$500,000	x	6.7%	=	\$33,500	x	.088051	=	\$2,949	Residential
\$445,000	x	6.7%	=	\$29,815	x	.088051	=	<u>\$2,625</u>	Residential
								\$ 324	Difference

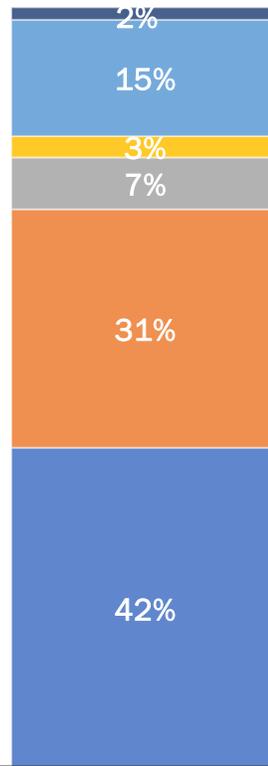
Impact of Different Assessment Rate

\$500,000	x	27.9%	=	\$26,800	x	.088051	=	\$12,283	Commercial
\$500,000	x	6.7%	=	\$33,500	x	.088051	=	<u>\$ 2,949</u>	Residential
								\$ 9,334	Difference

2022 Revenue Distribution



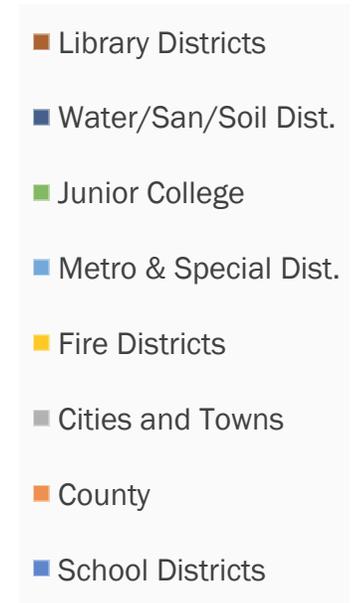
WELD



PHILLIPS



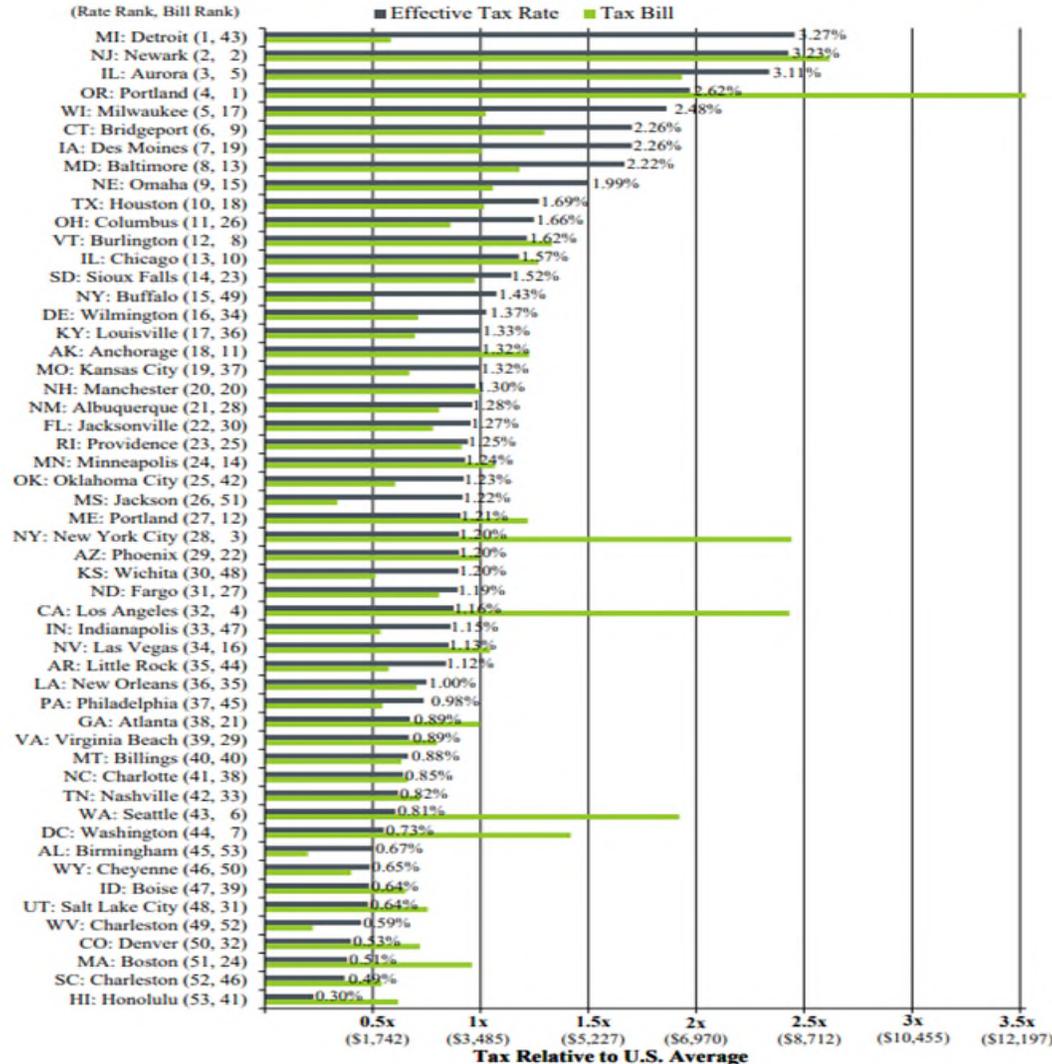
DENVER





Where does Colorado rank in Residential Property Taxes?

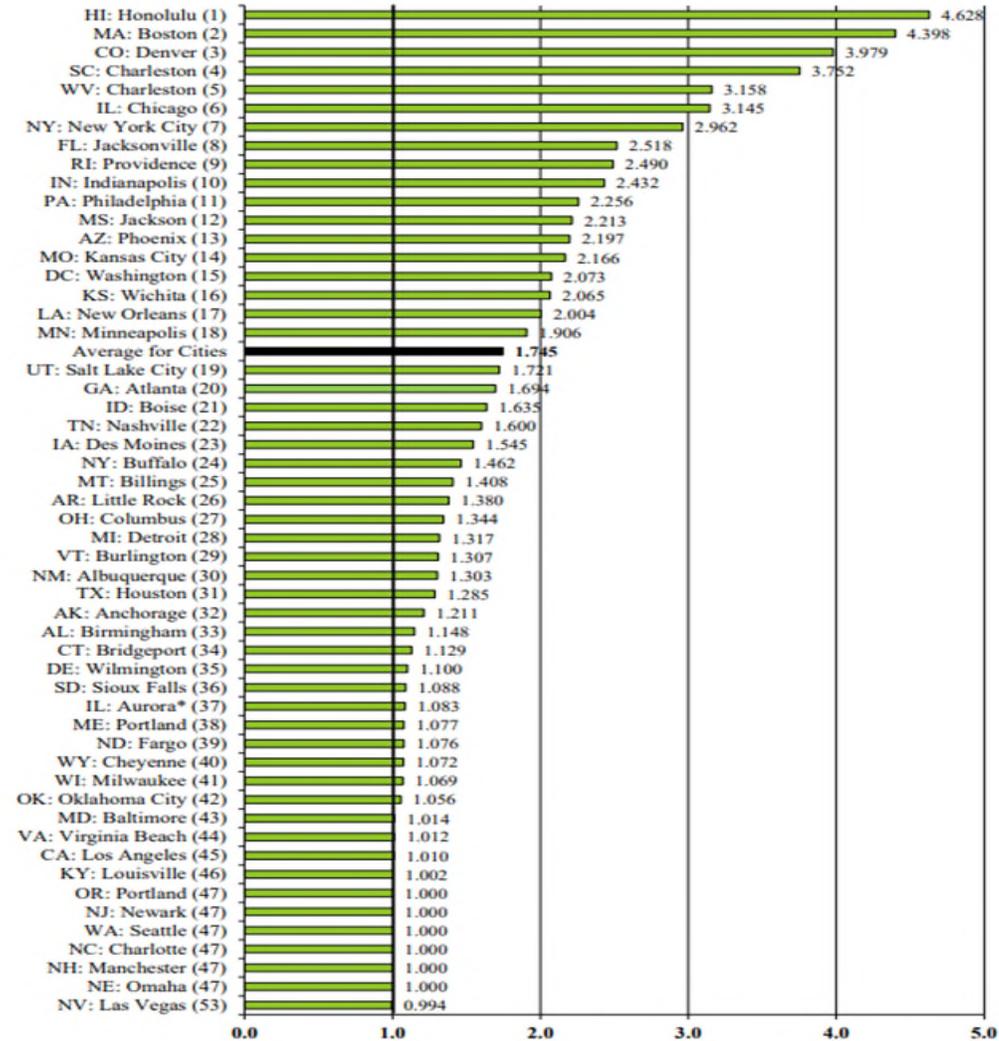
Figure 2: Property Taxes on Median Valued Home for Largest City in Each State (2021)





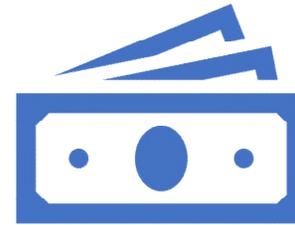
Where does Colorado rank in Commercial-Residential Ratio?

Figure 6a: Commercial-Homestead Classification Ratio for Largest City in Each State (2021)





Fixed Levies – The levy is constant regardless of changes to assessed value



Floating Levies - The levy adjusts based on the assessed value to calculate needed revenue

Example of Calculation:

Budgeted Revenue divided by Total Assessed Value equals Mill Levy

$\$ 175,000 / \$3,500,000 = .050$ or 50 mills

Depending on the authority organization, levies might be fixed or they might float



Example: “Floating” mills versus “Fixed” mills

EXAMPLE ONLY

2022 Value = \$500,000
x 6.95% = \$34,750 (AV)

2023 Value = \$750,000
less \$55k = \$695,000
x 6.7% = \$46,565 (AV)

50% Actual value increase

<u>District</u>	<u>Type</u>	<u>Mills</u>	<u>Taxes</u>	<u>Mills</u>	<u>Taxes</u>	<u>% change</u> (year over year)
		\$34,750		\$46,565		34% Assessed value increase
School (program)	Fixed	27.000	\$938.25	27.000	\$1,257.26	34%
School (other)	Fixed	15.000	\$521.25	15.000	\$698.48	34%
School (other)	Float	7.000	\$243.25	5.600	\$260.76	7%
County	Float	15.000	\$521.25	12.000	\$558.78	7%
City	Float	5.000	\$173.75	4.000	\$186.26	7%
Dev. Dis.	Fixed	1.000	\$34.75	1.000	\$46.57	34%
Library	Fixed	1.500	\$52.13	1.500	\$69.85	34%
Fire	Fixed	4.000	\$139.00	4.000	\$186.26	34%
Social Serv.	Fixed	2.500	\$86.88	2.500	\$116.41	34%
UDFC	Fixed	<u>1.000</u>	<u>\$34.75</u>	<u>1.000</u>	<u>\$46.57</u>	<u>34%</u>
		79.000	\$2,745.25	73.600	\$3,427.18	25% Property tax increase



Some Thoughts...

Actual Value adjustments cause vastly different impacts across the state due to differences in the composition of the taxing authority. The adjustments create confusion and limit transparency.

Assessment Rate modifications or restrictions also cause vastly different impacts across the state due to differences in the composition of the taxing authority. Caution should be used with this approach.

Mill levies are designed to stabilize (floating), not proportionally increase revenue (locked when values increase) or cause risk (locked when values decrease).

If the revenue “pie” is defined and mill levies float to fit the “pie”, values and assessment rates determine each property’s share of the “pie”.

Consistency
Transparency

Predictability
Stability

Uniformity
Implementable



Questions?